

SOUTH LAKE UNION REZONE LEGISLATION: CASCADE NEIGHBORHOOD

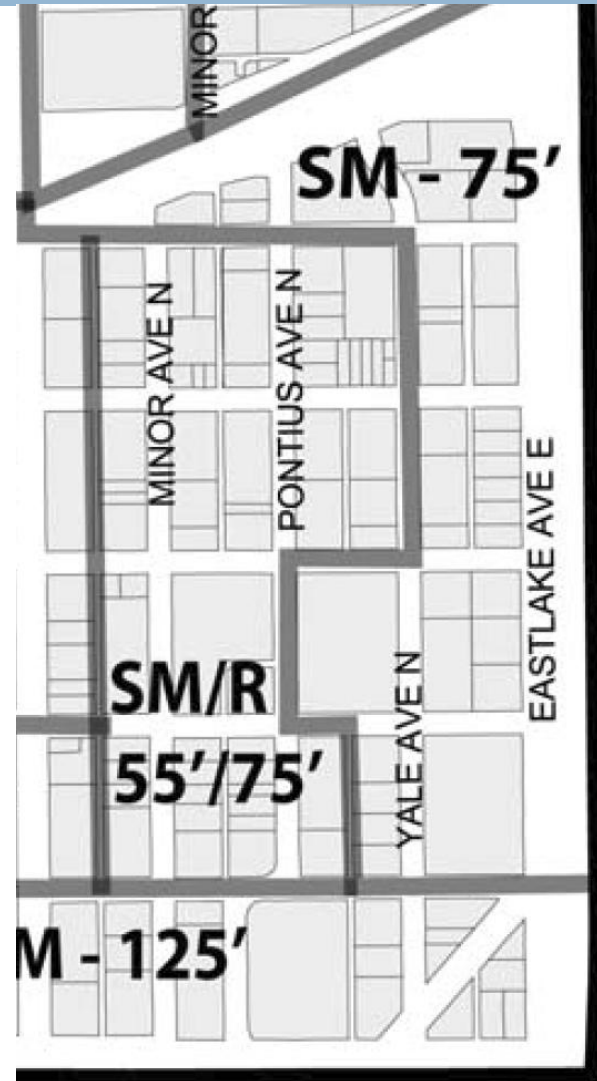


Cascade Neighborhood Zoning: History

- Seattle Cascade Mixed – established 1996.
- Promotes residential development north, south, and west of Cascade Park.
- Endorsed for other areas in 2007 Urban Center Plan.

Cascade Neighborhood Zoning: History

- **SM75**
 - ▣ Located on arterials/freeway ramps.
- **SM/R 55-75**
 - ▣ Located in interior of neighborhood.
 - ▣ Intended to promote residential/over commercial development.



SM/R 55/75

- Favors residential development over commercial development.
 - ▣ Greater height allowances for residential development.
 - ▣ Lot size limits for single purpose commercial projects of no greater than 21,600 feet.
 - ▣ Development on lots greater than 21,600 feet must include residential uses equal or greater to 60% of gross floor area in nonresidential use.
 - ▣ Upper level setbacks from alleys above 25 feet.

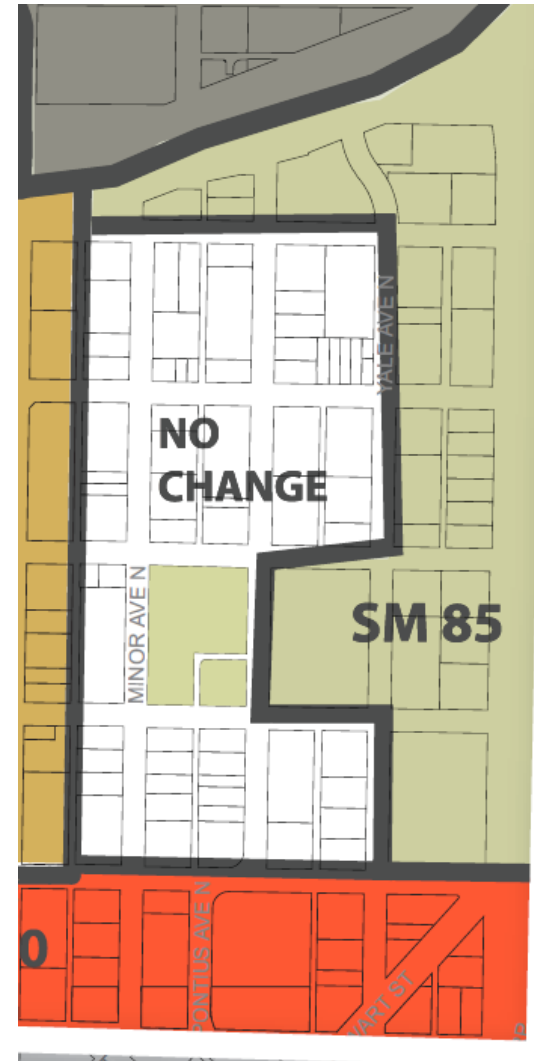


New Residential Development



Rezone Proposal

- SM 75 to SM 85
- Retain SM/R 55-75
 - ▣ Has been successful in promoting residential uses.
 - ▣ Neighborhood has seen substantial residential development since 1996.



Additional Rezone Options:

SM/R 55-75 to SM 85

- ▣ Removes incentive for residential development.
- ▣ Does not result in more dwelling units.
- ▣ May results in more commercial development in residential area.
- ▣ Limited number of redevelopable sites minimize incentive zoning benefits.

Rezone Options:

SM/R 55-75 to SM/R 55-85

- Retains incentive for residential development.
- Consistent with developed character of neighborhood.
- Not likely to result in more dwelling units.
- Enhances ground level design with greater floor to ceiling heights.